

APPROVED 5-19-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

Meeting of the Zoning Board of Appeals held on Thursday, March 17, 2011 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in the Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Donald F. Clark, Secretary
Joseph A. Cappucci
Robert E. Martin, Alternate, sitting for Joseph A. Villano
Mary Jane Mulligan, Alternate, sitting for Caren M. Genovese
Cheryl A. Juniewicz, Alternate

MEMBERS ABSENT:

Caren M. Genovese, Vice Chairman
Joseph P. Villano

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Arthur Hausman, Zoning Enforcement Officer

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandi Lion, Clerk

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:29 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. He then explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

Mr. Clark read the call for the Public Hearing.

1. #11-06 Application of Mike's Delivery Service, Applicant, Michael Zulawski , Owner, relative to 101 Powdered Metals Drive, (Map 37, Lot 124), per Section 5.1.2, requesting a 4' front yard variance to allow a front yard Setback of 71' where 75' is required. IL-80 Zoning District.

Mr. Michael Zulawski, applicant and owner, presented the application to permit a 10' canopy over the front entrance of his building to shield the front doors from inclement weather. The Board asked questions and Mr. Zulawski responded.

Mr. Hannon asked for public comment. There being no public comment, the Public Hearing was closed.

DELIBERATION SESSION:

PUBLIC HEARINGS:

1. #11-06 Application of Mike's Delivery Service, Applicant, Michael Zulawski, Owner, relative to 101 Powdered Metals Drive.

Mrs. Mulligan moved to approve the application for the purpose of discussion; Mr. Cappucci seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Cappucci – aye Martin – aye Mulligan - aye

In approving the application the Board stated the following:

1. The variance is limited to this proposed entry canopy only.
2. The variance request is reasonable.

OTHER: None

CEASE AND DESIST ORDERS:

Mr. Hausman, Zoning Enforcement Officer, outlined current zoning violations with the Board.

2123 Whitney Avenue – construction activity without proper permits.

Mr. Hausman sent a Cease & Desist Order on March 3, 2011.

346 State Street - Non Permitted Use in a CB-40 zone.

Mr. Hausman sent a Cease & Desist Order on March 7, 2011. The owner submitted an appeal application for the April 21, 2011 Zoning Board of Appeals meeting.

MINUTES:

February 17, 2011

Mr. Cappucci moved to approve the minutes of the February 17, 2011 meeting; Mr. Clark seconded the motion; the Board members voted as follows:

Hannon – aye Clark – aye Cappucci – aye Mulligan – aye Juniewicz - aye

CORRESPONDENCE: None

ADJOURN:

There being no further business, Mr. Martin moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:40 PM.